

# \$559,900 - 24, 9000 Wentworth Avenue Sw, Calgary

MLS® #A2194010

**\$559,900**

3 Bedroom, 3.00 Bathroom, 1,440 sqft  
Residential on 0.04 Acres

West Springs, Calgary, Alberta

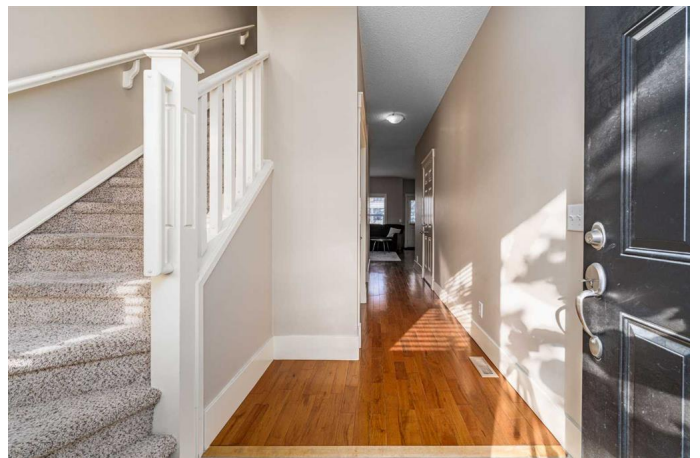
Welcome to Your Dream Townhome in West Springs!

This stunning 1,440 sq. ft. townhome in the highly sought-after community of West Springs is the perfect blend of style, space, and convenience. With three bedrooms upstairs, two and a half bathrooms, and a fully finished basement, this home is designed for comfortable, modern living. Whether you're a growing family, first-time buyer, or investor, this home checks all the boxes.

Step inside to a bright and open main living area, where large windows fill the space with natural light. The inviting layout seamlessly connects the living room, dining area, and kitchen, creating the perfect space for everyday living and entertaining.

The kitchen is a true standout, featuring warm wood cabinetry, sleek stainless steel appliances, and plenty of counter space for meal prep. The combination of classic wood and modern finishes gives this kitchen a timeless, elegant feel, making it both stylish and highly functional.

Upstairs, you'll find three spacious bedrooms, including a primary suite with a private ensuite bathroom. The additional two bedrooms are perfect for kids, guests, or a home office. A second full bathroom completes the upper level, ensuring plenty of space for the entire household.



The fully finished basement provides even more living space, offering endless possibilities. Whether you need a rec room, home gym, playroom, or media lounge, this additional level gives you the flexibility to create a space that suits your lifestyle.

Located in West Springs, one of Calgary's most desirable neighborhoods, this home is within walking distance to parks, pathways, and all the shopping and amenities you need. Enjoy the convenience of nearby cafes, grocery stores, and dining options, all just a short stroll away.

For families, this home is situated close to some of Calgary's top-rated schools, including West Springs School, West Ridge School, and Joan of Arc.

For commuters, quick access to Stoney Trail and Bow Trail makes getting around Calgary simple and efficient, whether you're heading downtown for work or planning a weekend getaway to the mountains.

This townhome is more than just a place to live—it's a lifestyle upgrade. Imagine coming home to a warm and inviting space, preparing meals in your stylish kitchen, and spending your weekends exploring nearby parks and walking paths. With its modern finishes, fully finished basement, and unbeatable location, this home is a rare find in West Springs.

Homes in this community don't stay on the market for long! Schedule your private showing today and make this beautiful townhome yours.

Built in 2005

## Essential Information

MLS® #	A2194010
Price	\$559,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,440
Acres	0.04
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	24, 9000 Wentworth Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5K2

## Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached, Driveway, Garage Faces Front
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces Gas, Living Room, Tile, Mantle

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other

Lot Description Other, Few Trees

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed February 21st, 2025

Days on Market 39

Zoning R-2M

### **Listing Details**

Listing Office Real Broker

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